



**Pightle Way, Lyng Norwich NR9 5RL**



**welcome to**

**Pightle Way, Lyng Norwich**

>> NO ONWARD CHAIN! A sizeable 3-bed link-detached bungalow, occupying a quiet cul-de-sac position within the delightful village of Lyng. Boasting a charming lounge, kitchen, garden room, shower room, generous garden, driveway & garage. Make this home your own - add your own personal touch!



We are excited to welcome to the market this tucked-away 3 bedroom link-detached bungalow, located at the bottom of a cul-de-sac within the sought-after village of Lyng.

In brief, the internal accommodation comprises; entrance hall, bow-fronted lounge with charming open fire, modern kitchen, versatile garden room with door leading to the garden, three bedrooms and the convenient shower room.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, a brickweave driveway provides elevated off-road parking and access to the 24' garage. To the rear, the home boasts a generously-proportioned, mature garden which provides ample potential.

Offered for sale with NO ONWARD CHAIN, viewings are essential!

#### The Accommodation

Double glazed external entrance door opening to;

#### Entrance Hall

Tiled flooring, airing cupboard housing hot water tank, ceiling spotlights, loft hatch, radiator, doors opening to kitchen, all bedrooms, shower room and further door to;

#### Lounge

13' 8" x 10' 11" ( 4.17m x 3.33m )

Fitted carpet flooring, central open fireplace with tiled hearth, built-in storage cupboards, radiator and double glazed bow window to front aspect.

#### Kitchen

10' 9" x 10' 1" ( 3.28m x 3.07m )

A range of floor mounted base units with complementary rolled edge work surfaces over, inset butler sink, built-in eye-level electric oven, inset electric hob with splashback and extractor hood over, space for free standing fridge freezer, space for washing machine, tiled flooring, radiator, double glazed window to rear aspect and open-plan access to;

#### Garden Room

13' 5" x 7' 9" ( 4.09m x 2.36m )

Tiled flooring, radiator, double glazed windows surrounding and double glazed patio doors opening to the side garden.

#### Bedroom One

12' 8" x 10' 11" ( 3.86m x 3.33m )

Fitted carpet flooring, radiator and double glazed window to front aspect.

#### Bedroom Two

12' 8" x 10' 9" ( 3.86m x 3.28m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

#### Bedroom Three

8' 6" x 7' 7" ( 2.59m x 2.31m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

#### Shower Room

Three piece suite comprising low level w.c, wall-mounted hand wash basin, walk-in shower cubicle, tiled walls, tiled flooring, ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.



Total floor area 98.6 m<sup>2</sup> (1,061 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

#### Outside

The property is tucked-away at the bottom of this quiet cul-de-sac, approached by a brickweave driveway which provides off-road parking and access to the garage.

The garden is a natural outdoor space, filled with interest and potential. Mature shrubs, trees and planting create a sense of privacy and tranquillity, while a pond attracts local wildlife. There is a paved patio seating area, alongside a summer house for flexible use. A greenhouse provides space for gardening enthusiasts and the garden is fully enclosed for privacy.

#### Garage

24' 7" x 10' 5" ( 7.49m x 3.17m )

Power, lighting, double glazed windows to side and rear aspects, personal door access and up and over door to front.

#### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

#### Location

Lyng is a village situated in the heart of the Wensum Valley. It is located approximately 6 miles from Dereham and 10 miles from Norwich. There is a modern tea room/shop, garage/petrol station, public house, riding stables, well respected primary and nursery school and church. There are fantastic course fishing opportunities, excellent bird watching, walking and cycling on the doorstep and easy access to the Norfolk Broads and coast.



**view this property online** [williamhbrown.co.uk/Property/DRM116594](http://williamhbrown.co.uk/Property/DRM116594)



**welcome to**

## **Pightle Way, Lyng Norwich**

- GUIDE PRICE £280,000 - £300,000
- 3 Bedroom Link-Detached Bungalow
- Welcoming Bow-Fronted Lounge With Open Fire
- Fitted Kitchen And Garden Room
- Oil Fired Central Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£280,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DRM116594](http://williamhbrown.co.uk/Property/DRM116594)



Property Ref:  
DRM116594 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**